



## CONDO Market Snapshot Comparison June 2024, 2023, 2022

Year	Town	Active	New	U/A	Expired	Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
2024	Beverly	7	3	7	1	13	47	\$615,000	\$530,000	\$598,512	104%	\$7,995,000
2023	Beverly	4	3	7	0	11	29	\$557,500	\$515,000	\$522,118	108%	\$6,132,500
2022	Beverly	9	5	15	0	11	33	\$445,200	\$412,000	\$424,107	106%	\$4,897,200
2024	Danvers	6	4	8	0	5	15	\$468,000	\$510,000	\$442,780	105%	\$2,340,000
2023	Danvers	4	3	7	0	10	29	\$388,899	\$380,000	\$381,760	103%	\$3,888,990
2022	Danvers	6	5	8	0	9	37	\$454,189	\$430,000	\$434,633	104%	\$4,087,700
2024	Gloucester	16	5	6	0	4	23	\$741,600	\$672,500	\$741,725	100%	\$2,966,400
2023	Gloucester	9	3	8	0	11	28	\$857,273	\$395,000	\$864,591	100%	\$9,430,000
2022	Gloucester	3	2	6	0	10	21	\$575,250	\$367,000	\$563,750	103%	\$5,752,500
2024	Ipswich	5	2	4	0	3	24	\$653,040	\$680,000	\$636,600	102%	\$1,959,121
2023	Ipswich	4	1	5	1	7	24	\$581,629	\$621,500	\$552,671	105%	\$4,071,400
2022	Ipswich	11	1	9	0	8	27	\$603,147	\$615,000	\$576,688	105%	\$4,825,173
2024	Lynn	12	7	18	2	12	29	\$342,667	\$342,500	\$340,617	99%	\$4,112,000
2023	Lynn	18	9	9	0	15	23	\$380,860	\$378,000	\$365,220	104%	\$5,712,900
2022	Lynn	12	5	14	0	19	22	\$338,574	\$331,000	\$317,252	107%	\$6,432,900
2024	Marblehead	5	3	2	0	4	40	\$636,250	\$667,500	\$643,700	99%	\$2,545,000
2023	Marblehead	4	1	5	0	5	16	\$548,200	\$485,000	\$525,960	104%	\$2,741,000
2022	Marblehead	8	6	5	0	4	72	\$500,250	\$555,000	\$478,725	104%	\$2,001,000
2024	Peabody	5	1	4	0	10	27	\$416,350	\$423,750	\$412,860	101%	\$4,163,500
2023	Peabody	2	1	7	0	4	10	\$466,125	\$489,500	\$423,225	110%	\$1,864,500
2022	Peabody	5	2	6	0	8	20	\$418,000	\$406,500	\$392,588	106%	\$3,344,000
2024	Revere	44	7	12	1	4	20	\$517,250	\$519,500	\$517,175	100%	\$2,069,000
2023	Revere	9	6	10	1	4	12	\$458,243	\$483,985	\$453,700	102%	\$1,832,970
2022	Revere	21	15	13	0	22	15	\$429,064	\$437,450	\$411,514	105%	\$9,439,400
2024	Rockport	5	0	1	1	4	141	\$467,750	\$365,000	\$453,475	101%	\$1,871,000
2023	Rockport	3	2	2	0	3	35	\$482,667	\$525,000	\$482,667	100%	\$1,448,000
2022	Rockport	3	2	2	0	4	12	\$416,500	\$324,500	\$392,950	105%	\$1,666,000
2024	Salem	17	7	20	0	21	16	\$551,143	\$530,000	\$534,724	104%	\$11,574,000
2023	Salem	18	12	29	0	20	36	\$486,575	\$485,000	\$477,670	103%	\$9,731,500
2022	Salem	22	11	37	0	38	20	\$481,724	\$475,500	\$452,153	107%	\$18,305,511
2024	Saugus	2	1	4	0	3	23	\$398,300	\$365,000	\$376,633	105%	\$1,194,900
2023	Saugus	0	0	4	0	3	18	\$478,667	\$500,000	\$439,967	109%	\$1,436,000
2022	Saugus	1	0	5	1	3	17	\$566,667	\$565,000	\$546,300	104%	\$1,700,000

MLS/PIN Total Sold Market Statistics 6/1/24-6/30/24, 6/1/23-6/30/23, 6/1/22-6/30/22.

Data includes all condominium sales in the towns listed. Data maintained by MLS/PIN may not reflect all real estate activity in the market.



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Year	Town	Active	New	U/A	Expired	Sold	Average DOM	Average Sale Price	Median Price	Average List Price	Sale Price/ List Price Ratio	Total Sales Volume
2024	Swampscott	10	4	1	0	3	119	\$1,170,000	\$1,050,000	\$1,229,267	95%	\$3,510,000
2023	Swampscott	6	4	2	0	6	42	\$422,667	\$438,000	\$402,800	100%	\$2,536,000
2022	Swampscott	7	4	10	0	3	34	\$498,926	\$455,000	\$512,333	99%	\$1,496,777
2024	Wakefield	10	4	5	0	5	11	\$451,600	\$440,000	\$432,960	105%	\$2,258,000
2023	Wakefield	4	3	11	0	8	18	\$648,000	\$638,500	\$633,587	102%	\$5,184,000
2022	Wakefield	4	1	6	0	12	33	\$543,750	\$535,500	\$523,125	104%	\$6,525,000
<b>June Totals</b>		<b>Active</b>	<b>New</b>	<b>U/A</b>	<b>Expired</b>	<b>Sold</b>	<b>Average DOM</b>	<b>Average Sale Price</b>	<b>Median Price</b>	<b>Average List Price</b>	<b>Sale Price/ List Price Ratio</b>	<b>Total Sales Volume</b>
<b>2024 Totals</b>		144	48	92	5	91	34	\$533,604	\$489,000	\$524,795	102%	\$48,557,921
<b>2023 Totals</b>		85	48	106	2	107	27	\$523,456	\$471,000	\$508,063	104%	\$56,009,760
<b>2022 Totals</b>		112	59	136	1	151	24	\$466,710	\$435,000	\$444,845	105%	\$70,473,162

MLSPIN Total Sold Market Statistics 6/1/24-6/30/24, 6/1/23-6/30/23, 6/1/22-6/30/22.

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